

****Due to the current COVID-19 Global Pandemic and the subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, this meeting will be held by videoconference.****

The Board of Adjustment meeting will be accessible for online viewing at:
<https://zoom.us/j/81953628683>

Or via phone at: [253-215-8782](tel:253-215-8782) with the following Meeting ID: [819 5362 8683](#)

We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.

GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press ***6** and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing ***6**.

Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
October 21, 2020
1:30 p.m.

1. **Call to order.**

2. **A public hearing to consider each of the following;**

APPEAL #20324 – Appeal filed by Radio Penny, LLC, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a music recording studio, at 5055 Alaska Ave

WARD 25 #AOP-5433-20 ZONE: “B” – Two-Family Dwelling District

APPEAL #11417 – Appeal filed by Holland Construction, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a mixed-use building with parking, per plans, at 4343 Duncan Ave.

WARD 17 #AB-556739-20 ZONE: “J” – Industrial District

APPEAL #11418 – Appeal filed by BSI Constructors, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a commercial building, per plans, at 1121 N. Jefferson Ave.

WARD 3 #AB-557752-20 ZONE: “G” – Local Commercial and Office District

APPEAL #11419 – Appeal filed by BSI Constructors, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a multi-family building, per plans, at 2600-12 Stoddard St.

WARD 3 #AB-557748-20 ZONE: “G” – Local Commercial and Office District

APPEAL #10453RH – Revocation Hearing for Alliance Petroleum, from the determination of the Building Commissioner in the revocation of a use variance, area variances, conditional use, and an occupancy permit, with conditions, that permitted you to construct a gas station and convenience store with office, car-wash and white box retail space, at 4245-47 and 4251-59 Lindell Blvd.

WARD 18 #AB-515254-14 and ZONE: Central West End – Form Based District
#AO-533134-15 Boulevard Type 1

3. **Deliberations on the above hearings.**

4. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on October 14, 2020.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment,

J. Klitzing, Chairman

cc: Via Email:

Zoning Staff
Mary Hart Burton, Zoning Administrator
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Steve Conway, Mayor's Office
Leonard Johnson, Neighborhood Business Development Director
City Counselor
Jimmie M. Edwards, Director of Public Safety
Otis Williams, SLDC
Dotti Pennington, NSO
Dale Ruthsatz, SLDC
Margaret Johnson, Multigraph
Cecilia Dvorak, PDA
Sherran White, Building Inspection Section
Brian Alcaraz, Building Inspection Section
Chris Schlumm, Building Inspection Section
Rob Orr, SLDC
Jay Watson
Russell Halliday
Project Connect

Via Hard Copy only:

Court Reporter
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230
Mary Hart Burton, Zoning Administrator
City Counselor
Board Members
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234
Post